

Note: The following case(s) is/are included in this ad.

Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>04-065</u>	<u>JOSE M. CUPEIRO</u>
<u>04-244</u>	<u>DELCAR INVESTMENTS, INC.</u>
<u>04-323</u>	<u>NIKOL BRUGUERA</u>
<u>04-342</u>	<u>ROBERT B. SCHARNAGL</u>
<u>04-372</u>	<u>REINALDO E. DIAZ</u>
<u>04-423</u>	<u>PATRICIA ARANGO</u>
<u>05-004</u>	<u>CELSO MOSQUERA</u>
<u>05-006</u>	<u>CARMEN C. MARTINEZ</u>
<u>05-009</u>	<u>BELA PELI</u>

APPLICANT: JOSE M. CUPEIRO

- (1) Applicant is requesting to permit a covered terrace addition to a single-family residence setback 5' (10' required) from the interior side (east) property line.
- (2) Applicant is requesting to permit a utility shed setback 1.5' (5' required) from the rear (south) property line.
- (3) Applicant is requesting to permit a single-family residence to setback 9.2' (10' required) from the interior side (east) property line and setback 1' (0' required) from the zero lot line (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(15) (Alternative Site Development Option for Zero Lot Line) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Addition As-Built Open Terrace for Mr. & Mrs. Jose M. Cupeiro," as prepared by Felipe E. Oruna, dated 3/17/04 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 3, Block 4, MY FIRST HOME, Plat book 135, Page 18.

LOCATION: 14642 S.W. 52 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 45' x 100'

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: DELCAR INVESTMENTS, INC.

- (1) IU-1 to RU-3M
- (2) Applicant is requesting a townhouse development with units setback 11' from the rear property lines (15' required).
- (3) Applicant is requesting driveways within 25' of the official right-of-way (not permitted)
- (4) Applicant is requesting to a front setback of 24' (25' required) from the edge of the roadway.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2-4 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Tuscany Village III," as prepared by Oliva-Meoz Architects & Planners, Inc. and consisting of 8 pages and dated 1/7/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north 483.19' of the east $\frac{3}{4}$ of the east $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 14, Township 55 South, Range 39 East.

LOCATION: Lying south of S.W. 132 Street & approximately 832' east of theoretical S.W. 132 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.53 Acres

IU-1 (Industry – Light)

RU-3M (Minimum Apartment House 12.9 units/net acre)

APPLICANT: NIKOL BRUGUERA

- (1) Applicant is requesting to permit a utility shed setback 2.5' (5' required) from the interior side (south) property line, 53.775' (55' required) from the front (west) property line and spaced 0' (10' required) from a single-family residence.
- (2) Applicant is requesting to permit a covered terrace addition setback 9.6' (25' required) from the rear (east) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Side Plan," preparer unknown, consisting of 2 sheets dated received 8/17/04 and one sheet dated received 1/14/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 10, Block 5, BENT TREE WEST, Plat book 108, Page 97.

LOCATION: 4921 S.W. 141 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.172 Acre

PRESENT ZONING: RU-TH (Townhouse – 8.5 units/net acre)

HEARING NO. 05-5-CZ11-4 (04-342)

11-55-39
Council Area 11
Comm. Dist. 8

APPLICANT: ROBERT B. SCHARNAGL

Applicant is requesting to permit an addition to a single-family residence setback 17.1' (25' required) from the rear (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of this request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "An Addition for Robert Scharnagl," as prepared by Robert Pilla, Architect, consisting of 6 pages and dated 6/24/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 5, Block 2, CALUSA CORNERS, Plat book 107, Page 97.

LOCATION: 13001 S.W. 106 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 89.6' x 100'

PRESENT ZONING: RU-1 (Single-Family Residential)

APPLICANT: REINALDO E. DIAZ

- (1) Applicant is requesting to permit an addition to a single-family residence setback 15'2" (25' required/16' previously approved) from the rear (east) property line.
- (2) Applicant is requesting to permit a swimming pool setback 62' 5½" (75' required) from the front (west) property line.
- (3) Applicant is requesting to permit a 2' high pool wall with a fountain setback 4' (10' required) from the interior side (south) property line.
- (4) Applicant is requesting to permit a 7' high masonry wall topped with 2' of lattice trim for a total height of 9' (6' permitted/ 6½' previously approved) along a portion of the interior side (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Reynaldo Diaz Residence," as prepared by Smith-smith Design, consisting of 3 pages dated 7/12/04 and pool plans as prepared by Cannonball Pool & spa, Inc., consisting of 4 pages dated stamped received 10/5/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 2, Block 1, SUNFISH AT HAMMOCKS, Plat book 115, Page 21.

LOCATION: 11035 S.W. 147 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' x 109.99'

PRESENT ZONING: RU-3M (Minimum Apartment House 12.9 units/net acre)

HEARING NO. 05-5-CZ11-6 (04-423)

28-54-39
Council Area 11
Comm. Dist. 11

APPLICANT: PATRICIA ARANGO

Applicant is requesting to permit a single-family residence setback 10' (25' required) from the front (south) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Addition & Remodeling for Mr. & Mrs. Ferreiro," as prepared by Cazo Jarro, Architects, consisting of one page and dated 11/8/04. Plan may be modified at public hearing.

SUBJECT PROPERTY: Lot 13, Block 10, WESTWIND LAKES, SECTION 1, Plat book 155, Page 88

LOCATION: 14931 S.W. 70 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 80' x 100'

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 05-5-CZ11-7 (05-4)

29-54-39
Council Area 11
Comm. Dist. 11

APPLICANT: CELSO MOSQUERA

Applicant is requesting to permit a swimming pool & spa setback 38' from the front (Southeast) property line (75' required) and setback 12' from the side street (north) property line (20' required).

Upon a demonstration that the applicable standards have been satisfied, approval of this request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Mosquera Residence," as prepared by Jose A. Martinez, P. E. & Assoc, Civil & Structural Engineers, consisting of two sheets and dated stamped received 1/5/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 5, Block 3, KINGDOM DREAM, Plat book 159, Page 99.

LOCATION: 5642 S.W. 163 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.26 Acre

PRESENT ZONING: RU-1M(b) (Modified Single Family 6,000 sq. ft. net)

APPLICANT: CARMEN C. MARTINEZ

- (1) Applicant is requesting to permit an addition to a townhouse residence setback 5'1" from the rear (Northwest) property line (20' required/17'7" previously approved).
- (2) Applicant is requesting to permit the townhouse residence with a patio area of 317.167 sq. ft. (500 sq. ft. required).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Addition to Residence of Carmen Martinez," as prepared by E. C. & Associates, Inc., consisting of one sheet and dated stamped received 1/5/05. Plan may be modified at public hearing.

SUBJECT PROPERTY: Lot 2, block 18, BENT TREE SOUTH, Plat book 105, Page 80.

LOCATION: 14053 S.W. 51 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 30' x 81'

PRESENT ZONING: RU-TH (Townhouse – 8.5 units/net acre)

APPLICANT: BELA PELI

- (1) Applicant is requesting to permit a terrace addition to a townhouse residence setback 5.08' from the rear (north) property line (20' required).
- (2) Applicant is requesting to permit the townhouse residence setback 24.7' from the front (south) property line (25' required).
- (3) Applicant is requesting to permit a patio area of 164.338 sq. ft. (500 sq. ft. required).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Legalization Addition & Terrace for: Bela Peli," as prepared by RC Robert Coba Civil Structural, consisting of 5 sheets dated stamped received 1/7/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 2, Block 12, EVERGREEN HOMES VILLAS, Plat book 106, Page 84.

LOCATION: 13955 S.W. 57 Lane, Miami-Dade County, Florida.

SIZE OF PROPERTY: 47.33' x 85'

PRESENT ZONING: RU-4L (Limited Apartment House 23 units/net acre)